

**MINUTES OF THE
AUBURN CITY HISTORIC DESIGN REVIEW AND PLANNING COMMISSION
MEETING
DECEMBER 19, 2006**

The regular session of the Auburn City Historic Design Review and Planning Commission was called to order on December 19, 2006 at 6:00 p.m. by Chairman Thompson in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Kosla, Merz, Smith, Worthington, Briggs,
Elder, Kidd, Chrm. Thompson

COMMISSIONERS ABSENT: None

STAFF PRESENT: Will Wong, Community Development Director;
Steve Geiger, Associate Planner; Reg Murray,
Senior Planner; Sue Fraizer, Administrative
Assistant

ITEM I: CALL TO ORDER

ITEM II: PLEDGE OF ALLEGIANCE

**ITEM III: APPROVAL OF MINUTES – HISTORIC DESIGN REVIEW
COMMISSION**

The minutes of the December 5, 2006 meeting were approved as submitted.

ITEM IV: APPROVAL OF MINUTES – PLANNING COMMISSION

None.

ITEM V: PUBLIC COMMENT

James Graves, 10800 Indian Hill Road had questions about the widening of Indian Hill on the south side, how it would affect his residence in the future, and the United Auburn Indian Community School located in the adjacent office building. The Commission assured Mr. Graves that his questions will be reviewed and someone from staff will contact him.

ITEM VI:

PUBLIC HEARING ITEMS

- A. Historic Design Review and Tree Permit – 80 College Way (Weingart Carport Remodel) – File #HDR 06-10; TP 06-3.** The applicant requests approval of a Historic Design Review permit for the remodel and expansion of an existing carport structure in the Office Building zone. A Tree Permit is also requested for the removal of one (1) native oak Tree.

Planner Murray gave the staff report. Tonight's meeting is a joint meeting of the Historic Design Review Commission and the Planning Commission. There are two motions presented on the staff report, one for the Historic Design Review Commission, and one for the Planning Commission. The proposed project is for renovation of a triplex and a carport. The property is just within the border of the Old Town district and is a multi-family dwelling, therefore it is subject to review by the Historic Design Review Commission.

The color of the stucco finish will change from an off-white to a taupe color with white trim, new windows will be added, as well as a new two-dimensional roof with composition shingles. The carport will be extended seven feet and will have the same stucco finish. The flat roof will be replaced with a pitched roof. Planner Murray reviewed the details of the tree permit for removal of one tree that the applicant desires to remove in order to eliminate conflicts with the driveway. Staff is in support of this project.

Comm. Merz asked for clarification about the removal of trees 6, 7 and 8.

Planner Murray stated that those trees are to be removed when weather permits, with no further action necessary.

Comm. Elder asked if rain gutters are part of the roof replacement.

The applicant, Ted Roberts of 19899 Sun Valley Road in Colfax, stated that the gutters will be replaced.

Comm. Worthington asked questions about trees 5, 6, 7 and 8.

Planner Murray stated that approval has already been given to remove trees 6, 7 and 8. Tonight's request is for tree number 5, which is substandard, however the arborist could not identify it as a hazard risk as he could with trees 6, 7 and 8.

The public hearing was closed.

The Historic Design Review Commission took the following action:

Comm. Worthington **MOVED** to:

Adopt HDRC Resolution No. 06-25 as presented, approving the remodel of an existing three-plex and the remodel/expansion of an existing carport for the property at 80 College Way.

Comm. Kidd **SECONDED**.

AYES: Kosla, Merz, Smith, Worthington, Briggs,
Elder, Kidd, Chrm. Thompson
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

The Planning Commission took the following action:

Comm. Merz **MOVED** to:

Adopt Planning Commission Resolution No. 0-19 as presented, approving the removal of one native oak tree on the property at 80 College Way.

Chrm. Thompson **SECONDED**.

AYES: Kosla, Merz, Smith, Worthington, Chrm.
Thompson
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

- B. Historic Design Review – 588 High Street (Elmwood Motel) - File #HDR 06-29.** The applicant requests Historic Design Review approval for façade changes and new exterior paint colors for the Elmwood Motel building located at 588 High Street.

Planner Geiger gave the staff report. On October 4, 2006 staff inspected the building at this location in response to a complaint. As a result, the building was declared a “Nuisance” based on the Auburn Municipal Code, and a number of corrections were deemed necessary.

The majority of the corrections have been made. The applicant proposes to retain the building elements of plaster, wood and brick. Where needed, existing plaster and wood will be repaired or replaced. Planner Geiger showed the Commission pictures of the building, and explained where the repairs and changes will be made. Due to the cost and difficulty in finding a brick to match the existing brick, the owner proposes changing the brick on the planter wall facing Elm Avenue with plaster painted a tan color (Sand Pebble). The Historic Preservation Architectural Design Guidelines state that “smooth finished plaster” is an acceptable building finish for historic buildings. For consistency, staff recommends that the owner be required to remove and replace the brick on all sides of the planter with plaster.

The applicant is also proposing new exterior paint colors for the building. Planner Geiger explained which parts of the building will be painted Sand Pebble, and which parts of the building will be painted an olive-taupe color (Villita). The doors to the motel rooms will be painted a burgundy color (Bravado).

The applicant is not proposing to paint or make any modifications to the rear of the building. Staff is recommending that the owner be required to paint the rear side of the building to be consistent with the wall and trim colors proposed for the other elevations. With this requirement, staff supports the applicant’s proposal.

Comm. Kosla asked if there had been any discussion with the owner about whether the railing would be re-vamped.

Planner Geiger replied that the only changes to the railing will be painting and replacement of any rotted out portions.

Comm. Briggs expressed her feeling that the proposed changes are simply a temporary fix, and the building needs a major façade renovation. She also noted that there are loans available for this type of work.

The applicant, Mike Patel of 588 High Street came to the podium. He has asked his friend to speak for him.

Comm. Kidd asked staff if any rotten wood will be required to be replaced.

Planner Geiger said yes, it is included as part of the repair work.

Director Wong clarified that the applicant could choose to make the repairs required by the Building Department, and not be required to appear before the Historic Design Review Commission by repainting the building the same color as it was before. The only reason they are here tonight is that they choose to change the paint color of the building, and the material on the planter.

Comm. Kosla asked if the applicant could be required to have Historic Design review even if he was painting it the same color.

Director Wong replied that if the building were painted the same color, the review would be done by staff.

Comm. Merz asked if all of the proposed changes would have to be approved, or could the Commission ask for different changes.

Director Wong replied that the applicant is willing to use any of the color combinations on the palette. The Commission can require that the applicant replace the brick on the planter with new brick. He explained his reasoning for recommending the replacement with plaster in that location.

Comm. Briggs stated that the applicant could choose another color of brick for the planter, something complimentary to the paint. She asked if the applicant is willing to do that.

Director Wong replied that this possibility was not discussed with the applicant. The Commission could ask for something else.

Comm. Briggs asked about if it is common to use plywood on the railings.

Director Wong speculated that this was installed in this manner many years ago to comply with building code changes.

Comm. Kidd stated that considering staff's time and energy with this project, she feels that their recommendation to use plaster is a valid one.

Chrm. Thompson asked if the Commission could require that the plywood on the railing be changed to spaced boards.

Comm. Kosla feels that there is a nexus between walls and fences, and he considers the railing to be a type of fence. He feels this triggers a change to the railing.

Director Wong said that staff did not discuss that with the applicant because they were not proposing a change to the railing.

The applicant's representative, Mike Shah, 13490 Lincoln Way came to the podium. A contractor has been hired. The applicant is happy to work with the Commission on the colors that will be used.

Comm. Kosla asked Mr. Shah if the railing will be updated.

Mr. Shah replied that there is no plan to update it at this time.

Comm. Worthington asked if the applicant is interested in selling this property.

Mr. Shah replied that if the price is right, Mr. Patel would be interested in selling.

Comm. Briggs asked if they would be willing to look into the City's façade program.

Mr. Shah replied that they already have, and there are no funds available.

The public hearing was closed.

Comm. Kidd **MOVED** to:

Adopt Resolution No. 06-26 as presented, approving the proposed façade changes and new exterior paint colors for the Elmwood Motel building located at 588 High Street.

Comm. Kosla **MOVED** to amend Comm. Kidd's motion to:

Adopt Resolution No. 06-26 for the proposed façade changes and new exterior paint colors for the Elmwood Motel building located at 588 High Street, to include a condition that the railing be upgraded to tie in with the improvements to the planter walls, with review and approval by staff.

There was discussion about the motion.

Director Wong again stated that the only reason the applicant is before the Commission is because of the proposed changes to the paint colors and planter wall materials.

Comm. Briggs **SECONDED**.

AYES: Kosla, Briggs
NOES: Merz, Smith, Worthington, Elder, Kidd,
Chrm. Thompson
ABSTAIN: None
ABSENT: None

The motion was denied.

Comm. Merz **SECONDED** the first motion made by Comm. Kidd to adopt Resolution No. 06-26 as presented.

AYES: Merz, Kidd
NOES: Kosla, Smith, Worthington, Briggs,
Elder, Chrm. Thompson
ABSTAIN: None
ABSENT: None

The motion was denied.

There was further discussion amongst the Commissioners about the desired improvements and what the applicant is willing to do.

Director Wong explained that the original motion may be re-considered, but the motion must come from a Commissioner who voted with the majority against the original motion.

Comm. Briggs **MOVED** to:

Adopt Resolution No. 06-26 as presented, approving the proposed façade changes and the new exterior paint colors for the Elmwood Motel building located at 588 High Street.

Comm. Elder **SECONDED.**

AYES: Kosla, Merz, Briggs, Elder, Kidd, Chrm.
Thompson
NOES: Smith, Worthington
ABSTAIN: None
ABSENT: None

The motion was approved.

ITEM VII: COMMISSION BUSINESS

A. Downtown and Old Town Signs - This item is continued to the Commission meeting of January 16, 2007.
Comm. Worthington asked each Commissioner to read Section 159.185 of the Zoning Ordinance, (the Sign Ordinance).

ITEM VIII: COMMUNITY DEVELOPMENT DEPARTMENT FOLLOW-UP REPORTS

There is no Planning Commission meeting on January 2, 2007. Staff will contact everyone to let them know whether or not there will be an HDRC meeting on that date.

Comm. Kosla stated that he is in close contact with the people working on the Placer County Conservation Plan, and can answer other Commissioner's questions about it.

Comm. Merz reported about the Traffic Committee meeting.

Comm. Worthington reported about the first Streetscape (CAC) workshop that she and Comm. Smith attended.

ITEM IX: COMMISSION REPORTS

None.

ITEM X: FUTURE COMMISSION AGENDA ITEMS

None.

ITEM XI: ADJOURNMENT

The meeting was adjourned at 7:36 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant